040.A	0001	0007.2	1 of 1	Condominium
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	896,600	/	896,600
USE VALUE:	896,600	/	896,600
ASSESSED:	896,600	/	896,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
7		BEACON ST, ARLINGTON

OWNERSHIP

Unit #: 2

Owner 1:	SCHADINGER STEFAN & SUSAN
Owner 2:	
Owner 3:	
Street 1:	7 BEACON STREET UNIT 2
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SHARMA GIRINDRA & JHA MIKU -
Owner 2:	-
Street 1:	7 BEACON ST UNIT 2
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 2007, having primarily Clapboard Exterior and 2995 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	896,600			896,600
Total Card	0.000	896,600			896,600
Total Parcel	0.000	896,600			896,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 299.37 | /Parcel: 299.3

Legal Description

User Acct

310396

GIS Ref

GIS Ref

Insp Date

05/31/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 040.A-0001-0007.2

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	880,300	0	.		880,300	880,300	Year End Roll	12/18/2019
2019	102	FV	858,400	0	.		858,400	858,400	Year End Roll	1/3/2019
2018	102	FV	779,500	0	.		779,500	779,500	Year End Roll	12/20/2017
2017	102	FV	697,300	0	.		697,300	697,300	Year End Roll	1/3/2017
2016	102	FV	697,300	0	.		697,300	697,300	Year End	1/4/2016
2015	102	FV	667,300	0	.		667,300	667,300	Year End Roll	12/11/2014
2014	102	FV	634,100	0	.		634,100	634,100	Year End Roll	12/16/2013
2013	102	FV	634,100	0	.		634,100	634,100		12/13/2012

!15634!

PRINT

Date	Time
12/11/20	05:19:44

LAST REV

Date	Time
05/31/18	08:34:44

danam

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 15634

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SHARMA GIRINDRA	55954-556		12/1/2010		665,000	No	No		
BRIAN CALLAHAN	50655-587		1/30/2008		639,000	No	No		

USER DEFINED

Prior Id # 1:	26395
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
5/31/2018	Measured	DGM	D Mann
2/7/2009	Meas/Inspect	197	PATRIOT
1/12/2009	NEW CONDO	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	8019													G10			

Total AC/HA: 0.00000 | Total SF/SM: 0 | Parcel LUC: 102 | Condo | Prime NB Desc: CND | Total: | Spl Credit | Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - FY2021 apro 2021

EXTERIOR INFORMATION

Type:	8 - Condo TnHs.		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	2007	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	15 - H.V.A.C		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	0

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	M - Multi-Level
% Own:	50.790000000
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	3.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	3.6	%

CALC SUMMARY

Basic $ / SQ:	245.00
Size Adj.:	0.70033389
Const Adj.:	1.04989493
Adj $ / SQ:	180.143
Other Features:	68548
Grade Factor:	1.33
NBHD Inf:	1.14999998
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	930052
Depreciation:	33482
Depreciated Total:	896571

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8	BRs:	3	Baths:	2	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

SKETCH

UnSketched SubAreas:
GLA: 2995,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	2,995	180.140	539,528
Net Sketched Area:		2,995	Total:	539,528
Size Ad	2995	Gross Are	2995	FinArea 2995

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv$/SQ:		AvRate:		Ind.Val

Juris. Factor:	1.00	Before Depr:	275.53
Special Features:	0	Val/Su Net:	299.37
Final Total:	896600	Val/Su SzAd	299.37

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 040.A-0001-0007.2

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total: